

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 10/18/2016	(3) CONTACT/PHONE Armand Boutte', Development Services Division (805) 781-5268	
(4) SUBJECT Request 1) approval of Tract 2549, a proposed subdivision resulting in 41 lots, 3 open space lots, and 1 common lot by Las Tablas Villas, LLC, that has been received and has satisfied all of the conditions of approval that were established at the public hearing on the tentative map; and 2) act on the attached resolutions to approve an affordable housing agreement, an open space agreement, and to accept an offer of dedication for a public trail easement, Templeton. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> <li>1. Approve Tract 2549 a proposed subdivision resulting in 41 lots and 3 open space lots, and 1 common lot by Las Tablas Villas, LLC, Templeton; and</li> <li>2. Act on the attached resolution to approve the Affordable Housing Agreement; and</li> <li>3. Act on the attached resolution to approve the Open Space Agreement; and</li> <li>4. Act on the attached resolution to accept the offer of dedication for a public trail easement.</li> </ol>			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)  N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 1			

Reference: 16OCT18-C-2

## County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works  
Armand Boutte', Development Services Division

VIA: Edward Reading, County Surveyor

DATE: 10/18/2016

SUBJECT: Request 1) approval of Tract 2549, a proposed subdivision resulting in 41 lots, 3 open space lots, and 1 common lot by Las Tablas Villas, LLC, that has been received and has satisfied all of the conditions of approval that were established at the public hearing on the tentative map; and 2) act on the attached resolutions to approve an affordable housing agreement, an open space agreement, and to accept an offer of dedication for a public trail easement, Templeton. District 1.

### **RECOMMENDATION**

It is recommended that the Board:

1. Approve Tract 2549 a proposed subdivision resulting in 41 lots and 3 open space lots, and 1 common lot by Las Tablas Villas, LLC, Templeton; and
2. Act on the attached resolution to approve the Affordable Housing Agreement; and
3. Act on the attached resolution to approve the Open Space Agreement; and
4. Act on the attached resolution to accept the offer of dedication for a public trail easement.

### **DISCUSSION**

At the November 30, 2004 public hearing, the County Planning Commission granted tentative approval to the proposed subdivision tentative map. All proposed real property divisions are subject to a number of conditions of approval. The project owner has satisfied all of the conditions of approval that were established for this project at the public hearing. The map was processed by the County Planning Department with input from CALFire, County Public Works, Environmental Health, and other affected County Departments as well as the Templeton Community Services District and Templeton Area Advisory Group.

The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires that when the conditions of approval have been met, and when an adequate tract map that is substantially in conformance with the design of the approved tentative map has been submitted to the County Surveyor, the County Surveyor will transmit the map with his approval and certification to the

County Clerk awaiting your Board's approval to record the map. Section 21.06.050 of the County Code requires your Board to approve the map if it is determined to be in conformity with the Real Property Division Ordinance and the Subdivision Map Act. Your Board must also act on the attached resolutions to approve the affordable housing agreement, the open-space agreement and to accept the offer of dedication for a trail easement. The attached letter from County Planning and Building, and Parks and Recreation provides the discussion and recommendation regarding the respective resolutions.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

The Department of Planning and Building processed the subdivision application. County Counsel reviewed all agreements for legal form and effect.

County Parks and Recreation accepts public trail easements.

The Clerk is to hold the map until your Board approves it. The Clerk also certifies the Board's approval, arranges receipt of the recording fee and after the signatures and seals have been affixed, transmits the map to the County Recorder. The County Recorder certifies and files the map as prescribed by the Subdivision Map Act and records the approved resolution(s).

### **FINANCIAL CONSIDERATIONS**

All costs for examination and certification of the map by the County Surveyor are paid by the project owner(s).

There are no other costs associated with this action.

### **RESULTS**

Approval of the recommended action will allow the subdivision map to be filed in the Office of the County Recorder.

### **ATTACHMENTS**

1. Vicinity Maps
2. Planning and Building Staff Report
3. Resolution Approving Agreement to Provide Housing Units for Persons and Families of Low or Moderate Income with Las Tablas Villas, LLC, a California Limited Liability Company
4. Agreement to Provide Housing Units for persons and Families of Low or Moderate Income
5. Resolution Approving and Accepting an Open-Space Agreement Granting an Open Space Easement to the County of San Luis Obispo
6. Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo
7. Parks and Recreation Staff Report
8. Resolution Accepting a Public Trail Easement Offer of Dedication to the County of San Luis Obispo

File: Tract 2549

Reference: 16OCT18-C-2

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